

12923 BEDFORD FALLS DRIVE

UPGRADES

Overall:

- Freshly painted all interior walls (July 2019)
- Updated light fixtures throughout most of house
- Plantation shutters throughout entire house
- Honeywell WiFi enabled thermostat
- Alarm system includes 3 touch screens control panels; one in laundry room at garage entry point, one at back door entry and one in master bedroom
- Gutters installed across front and back of house
- Home water softener system
- Replaced water heater (2013)
- New good-neighbor fence on both sides of house (2017)
- 6 zone sprinkler system with rain sensor - tuned up entire system to include replacing valves and sprinkler heads where needed (June 2019)
- Well maintained AC unit - Spring and Winter checkups performed annually
- Professionally steam cleaned all tile floors throughout entire house

Additions/Enhancements made to each room/area:

Study:

- New carpet (July 2019)
- Fresh Paint
- Plantation shutters

Dining:

- New carpet (July 2019)
- Fresh paint
- Plantation shutters
- Custom feature wall
- Designer chandelier

Family Room:

- New carpet (July 2019)
- Fresh paint
- Plantation shutters
- Custom cabinetry/storage added near entry to master suite
- Remote controlled gas fireplace

Kitchen:

- Plantation shutters
- Fresh paint
- Reverse osmosis water faucet at kitchen sink
- Reverse osmosis water feeds refrigerator line
- GE dishwasher
- GE gas double oven and 5 burner gas range
- 42" upper cabinetry
- LED lighted decorator space above cabinetry along cooktop wall
- Upgraded travertine backsplash with accent tile
- Upgraded granite countertop and island
- Under cabinet water resistant LED lighting
- Above cabinet LED lighting over cooktop cabinets
- Custom cabinetry/storage added near back door
- Updated pendant mount light fixtures over sink, dining area and island

Master Bathroom:

- Newly tiled master shower
- New frameless shower door
- Expansive shelving in large walk-in master closet
- Seasonal clothing storage in master closet
- New carpet in master closet (July 2019)
- Fresh paint

Bedrooms:

- New carpet (July 2019)
- Fresh paint

Exterior:

- HOA maintained back fence with no neighbors in sight, bordering greenbelt with lush vegetation and trees
- Expanded paver patio in back yard
- French drain on back porch and along north side of home
- Ceiling fan installed under covered porch area
- Sun shade blinds installed along south and west eaves of covered porch
- Custom landscaping in both front and back yards
- Two beautiful, healthy, well established oak trees planted in the front yard 14 years ago